



For Sale

Detached Office Building with Car Park

462a Old Park Road, Belfast, BT14 6QG

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**FRAZER
KIDD**

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Summary

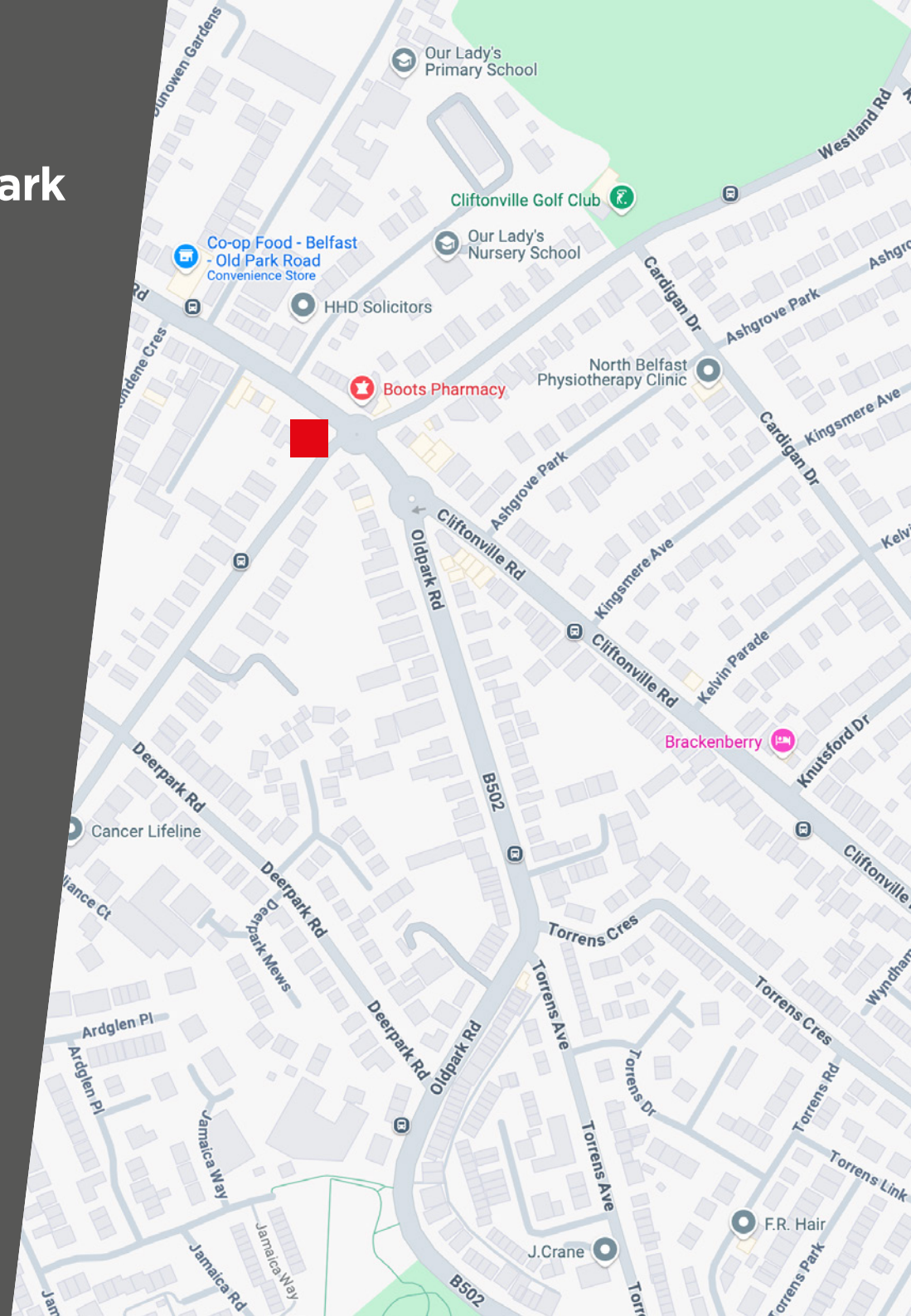
- Office building with car park situated fronting onto the Old Park Road, North Belfast.
- Two storey building comprising of c.1,054 sq ft on a total site area of c.0.10 acres.
- The property requires redecoration and will be sold with vacant possession.
- May be suitable for conversion to a residential home, subject to planning.

Location

Belfast is Northern Ireland's capital with a population of c.700,000 and a further extensive catchment within a 10-mile radius.

The subject property occupies a prominent and highly visible corner location fronting onto the Old Park Road and Alliance Avenue in North Belfast. The property is situated at the top of the Cliftonville Road, which provides ease of access to the Westlink/ Motorway networks and City Centre.

Nearby properties include residential dwellings, Boots Pharmacy, Co-Op, Cliftonville Golf Club and Winemark.



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Description

The property comprises a two-storey red brick-built building, with a pitched tiled roof and a gated car park to the rear of the property. It is thought the building was originally occupied for residential use and later converted into office space. Internally the accommodation comprises of three ground floor offices and three offices on the first floor with a bathroom. There is stair access to a converted attic space used for filing storage.

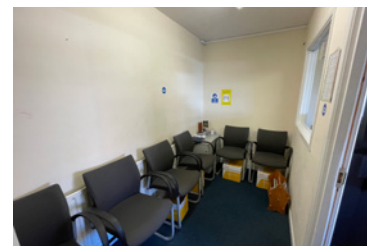
The property is in relatively good condition throughout but would benefit from redecoration and an upgrade of the windows from single to double glazing. Adjacent properties are in residential use, with large gardens to the rear of the properties. It is anticipated that interest will be received from both commercial and residential buyers seeking to convert the building back into residential use.

Accommodation

We calculate the approximate Net Internal Areas to be as follows: -

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Front Office (1)	18.41	198
	Rear Office (2)	11.50	124
	Rear Office (3)	11.47	123
First Floor	Front Office (4)	14.72	158
	Toilet (WC & WHB)		
	Rear Office (5)	8.05	87
	Rear Office (6)	11.12	120
Attic	Store	22.74	244
Total Approximate Net Internal Area		98.01	1,054

The property occupies a total site area of approximately 0.10 Acres.



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Title

Assumed leasehold/freehold.

Rates

NAV: £5,650.00

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £3,386.40 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Price

Asking £135,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk



Not To Scale. For indicative purposes only.





FRAZER KIDD

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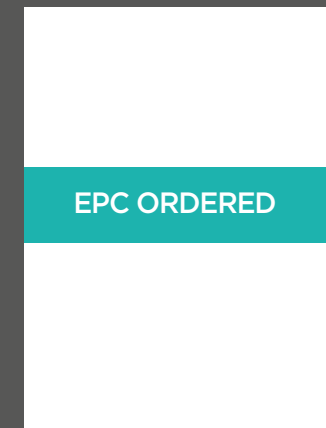
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EPC



Disclaimer

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